

MINUTES

RANDOLPH COUNTY PLANNING BOARD

November 9, 2004

The Randolph County Planning Board met at 6:30 p.m. on Tuesday, November 9, 2004, in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Maxton McDowell** called to order the Randolph County Planning Board meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the members: Maxton McDowell, Chairman, present; Bill Dorsett, Vice Chairman, present; Lynden Craven, present; Larry Brown, absent; Phil Ridge, absent; Chris McLeod, present; and Jim Rains, present. County Attorney Alan Pugh was present for this meeting.
3. **Rains** made the motion, seconded by **Craven**, to approve the Minutes of the October 5, 2004 County Planning Board Meeting. The motion passed unanimously.
4. **SPECIAL USE PERMIT REQUESTS:**

Swearing in of the Witnesses - "Do you swear or affirm that the information you are about to give is the truth, the whole truth, and nothing but the truth, so help you God."

Two citizens took this oath.

KEVIN CAIN, Asheboro, North Carolina, is requesting a Special Use Permit for a rural planned development to allow two residences for family members on 16.84 acres at 4641 Pebble Ridge, New Hope Township, Zoning District RA, Parcel ID# 7606989550.

- **Technical Review Committee Recommendation**

The Technical Review Committee met and found that this proposal was consistent with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommend to the County Planning Board that this request be approved.

Cain was present and explained that he has owned this property for 10 years. Cain said that he wants to build his home here and keep his existing mobile home on the property for his daughter. Cain said that he has a riding rink on the property that he uses to

practice riding his horses. Cain said that he helps maintain the road. Cain said that he plans to build a 2,300-sq.-ft. home on the property.

Hilda Reed, 160 Forest Park Drive, Denton, North Carolina, said that she is not so much opposed but she does have questions. Reed asked why the road is required to be 45'. **Johnson** said that it would be required if Cain planned to divide the property. **Reed** said that her only concern would be if the easement was expanded.

There was no opposition to this request.

McLeod said he felt Cain was only trying to better himself and made the motion, seconded by **Craven**, to approve this request for a Special Use Permit. The motion passed unanimously.

Larry Brown entered the meeting.

5. **REQUESTS FOR PROPERTY REZONING:**

A. **WGS, LLC**, Trinity, North Carolina, is requesting that 9.33 acres located at the end of Prospect Court, Trinity Township, be rezoned from Residential Agricultural to Light Industrial/Conditional Use. Tax ID# 6798261637. The proposed Conditional Use Permit would provide an additional lot in Prospect Industrial Park.

- **Technical Review Committee Recommendation**

The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommend to the County Planning Board that this request be approved with the following conditions:

1. *The lot should be accessed by extending the public street right-of-way and not by a private easement.*
2. *No access be allowed from this new lot to Albertson Road.*
3. *Maintain a Level 1 buffer along all adjoining residentially zoned parcels.*

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 3.1 Industrial development should not be located in areas that would diminish the desirability of existing and planned

residential uses, nor should major subdivisions be allowed to encroach upon existing or planned industrial sites without appropriate buffers.

Policy 3.4 *Light Industrial sites should be located in urbanized areas to take advantage of available services and to reduce home-to-work distances. Careful design and/or buffering shall be required to insure compatibility with surroundings areas.*

Policy 3.6 *New industrial development should be encouraged to locate in existing and planned industrial parks.*

Alan Pugh asked Johnson what Growth Area the property is located in. **Johnson** answered that this property is in a Primary Growth Area.

W.G. Sink was present for the meeting and explained his intention to add another tract to Prospect Industrial Park. Sink said that he only wants 6.6 acres (of the 9.3 acres) to be zoned. Sink said that the 2.6-acres portion of the tract, located along Albertson Road, would remain residential.

Larry Brown said that he was familiar with the property and felt this was the only appropriate development for this site.

Dorsett agreed with Brown. **Brown** made the motion, seconded by **Dorsett**, to recommend to the Commissioners that this request be approved as consistent with the Growth Management Plan as a Primary Growth Area.

Jim Rains said that he felt the creek and buffer should be shown on the plat for the Commissioners' meeting.

The motion passed unanimously.

- B. **GREGORY KENYON**, Siler City, North Carolina, is requesting that approximately 22 acres located on Deep River Church Road, Coleridge Township, be rezoned to allow a residential subdivision overlay. Tax ID# 8618282878. The Conditional Use Zoning District would specifically allow a 6-lot rural residential subdivision primarily for double-wide mobile homes.

- **Neighborhood Information Meeting Summary**

Russell Lineberry, agent for Gregory Kenyon, was present. Three citizens came to the meeting to receive additional information about this request. Concerns were expressed that residential development would

infringe on farming in the community. Citizens felt a “no-cut” natural buffer should be retained along the eastern property line for the following reasons:

- 1. The buffer would help prevent run-off from this development onto adjoining properties and Deep River.*
- 2. The buffer would help protect the development from adjacent farm spraying of pesticides, etc.*

- **Technical Review Committee Recommendation**

The Technical Review Committee met and found that the proposal was in compliance with standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommend to the County Planning Board that this request be approved as consistent with the surrounding community with the condition that a Level 1 buffer be maintained along the eastern property line.

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are

Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.

Policy 6.16 Preserve scenic views and elements of the county’s rural character by minimizing perceived density by minimizing views of new development from existing roads by use of natural buffers and open space.

Russell Lineberry, representative for Gregory Kenyon, was present. **Johnson** said that some citizens that attended the Neighborhood Information Meeting were concerned about the buffers. **Lineberry** said that they are proposing a no-cut buffer of 35' along the eastern boundary line. Lineberry said most of the homes will be located 90' to 100' off the road.

Alan Pugh asked Lineberry if he wanted to make the 35' no-cut buffer a part of the Conditional Use Permit being requested and **Linberry** answered yes.

Johnson asked Lineberry how he determined the property should be developed with mobile homes. **Lineberry** answered that the property owner asked him to

subdivide the property and wanted to purchase one of the lots for a double-wide mobile home. Lineberry said that the property owner lives in a modular home on this road and there is also a single-wide mobile home on another tract on this road.

Richie Kidd, 6220 Troy Caviness Road, Ramseur, said that he owned the property across the road. Kidd said that they are used to chicken houses and hog houses and not double-wide mobile homes on small lots. Kidd said that he had a very uneasy feeling about this development. Kidd said that he didn't feel this development would help their community. Pugh asked Kidd if his objection was to the subdividing of the property or just the type of housing being proposed. Kidd said he understood the property could be divided into three lots without rezoning the property but now the developer wants more lots. Kidd said he didn't feel the property should be rezoned. Kidd said he felt the regulations shouldn't be changed without a good reason. Kidd said he felt the subdivision would cause the property to change hands many times.

Terry Saunders, 1944 N.C. Hwy 22 S, Ramseur, said their property adjoins this property on the east side. Saunders said they have just purchased the property and it is not considered Farm Deferred at this time. Saunders said they purchased the property because they love this area. Saunders said they have two children and their family just farms. Saunders said this area has been a farming community forever. Saunders said her aunt owns property on this road and it has been in the family for over 100 years. Saunders said they plan to farm their property and she wants people to know this is a farming area. **Johnson** asked Saunders if they have contacted the Cooperative Extension Office about having their property designated as an agricultural district as they discussed at the Neighborhood Information Meeting. **Saunders** said they have not but they do plan to do so when they have time.

There were six people present in opposition to this request.

Dorsett said there are no houses in sight to the north of this property, and east of this property there is only 1 house and 1 mobile home. Dorsett said the Board should consider the highest and best use of the property and he didn't feel double-wide mobile homes would be the highest and best use. **Craven** and **Brown** agreed with Dorsett. **Craven** said the road has only been paved for approximately 5 years and this is a very remote area. Craven said he owns property on Doc Hayworth Road and felt this development should not set this kind of precedent on this road. **Craven** made the motion, seconded by **Dorsett**, to recommend to the Commissioners that this request be **denied**. The motion passed unanimously.

- C. **DENNIS & SHARP DEVELOPMENT**, Greensboro, North Carolina, is requesting that 6.21 acres located on Poole Town Road (across from Henry

Parrish Road), Cedar Grove Township, be rezoned to allow an exclusive residential subdivision overlay. Tax ID# 7741126366. The Conditional Use Zoning District would specifically allow a 4-lot conventional residential subdivision for site built homes.

- **Neighborhood Information Meeting Summary**

The developer, Jack L. Sharp, was present. Four citizens came to the meeting to receive more information about this request. There were positive comments received about this subdivision for site-built homes. There was a concern expressed as to the driveway location for lot 4, which is proposed in a curve on Poole Town Road directly across from the intersection of Henry Parrish Road. The citizen felt for safety reasons, the developer should avoid locating the driveway in front of Henry Parrish Road.

- **Technical Review Committee Recommendation**

The Technical Review Committee met and found that the proposal was in compliance with standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommend to the County Planning Board that this request be approved. The staff felt this development would be an asset to the community.

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.

Policy 6.13 Conventional Residential Subdivisions are anticipated of similar housing characteristics to the community.

Debbie Craven Dennis, 514 Abby Lane, Asheboro, said that **Wayne Dennis** is a general contractor and wants to build all the homes. Dennis said the proposed homes will be a minimum of 1,200 sq. ft. Dennis said all the lots perk and the homes will be placed at the front of each lot. **Johnson** said there was some concern about the location of the driveway on lot 4, and **Dennis** said the location of the driveway would not be a problem.

There was no one present in opposition to this request.

McLeod made the motion, seconded by **Craven**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

6. The meeting adjourned at 7:20 p.m. There were 16 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary